

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

138 Raglan Street, Port Melbourne Vic 3207
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,650,000
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 & 

\$1,750,000
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### Median sale price

Median price 

\$1,635,000
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 Property Type 

House
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 Suburb 

Port Melbourne
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Period - From 

01/10/2025
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 to 

31/12/2025
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 Source 

REIV
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### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16/297 Dorcas St SOUTH MELBOURNE 3205	\$1,710,000	21/11/2025
2	24/15 Beach St PORT MELBOURNE 3207	\$1,685,000	25/10/2025
3	15/297 Dorcas St SOUTH MELBOURNE 3205	\$1,750,000	28/09/2025

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 

19/02/2026 09:42
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**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

December quarter 2025: \$1,635,000



**Property Type:** House - Attached  
House N.E.C.

Agent Comments

## Comparable Properties



16/297 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments



**Price:** \$1,710,000

**Method:** Private Sale

**Date:** 21/11/2025

**Property Type:** Townhouse (Res)



24/15 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



**Price:** \$1,685,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** Townhouse (Res)



15/297 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 28/09/2025

**Property Type:** Apartment

**Land Size:** 192 sqm approx

Account - Marshall White | P: 03 9822 9999